

Reviewed 11/1/19
by Caleb Miller

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

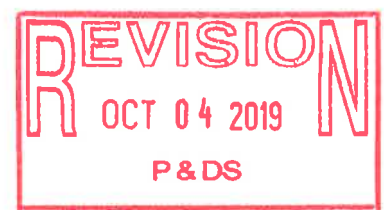
Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:



191122

✓ JWM
Midvale Multi-Family

2. Name of applicant:

✓ JWM
Studio Meng Strazzara.

3. Address and phone number of applicant and contact person:

✓ JWM
2001 Western Ave, Suite 200, Seattle, WA 98121

Contact Person: Chris Davidson Telephone: 206.587-3797

4. Date checklist prepared:

✓ JWM
May 10, 2019

5. Agency requesting checklist:

✓ JWM
City of Shoreline Planning and Development.

6. Proposed timing or schedule (including phasing, if applicable):

✓ JWM
Building permit will be submitted on May 10, 2019. Estimated ground-breaking is to be 1st or 2nd quarter of 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

✓ JWM
No there are no further plans for future additions or expansions beyond what is outlined by this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

✓ JWM
Traffic Report, Site Survey, Acoustical Report and Geotechnical Engineering Report have been prepared.

• *Town Center Plan Supplemental EIS, 2011*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

✓ JWM
No, we are not aware of any other applications that are pending for government approvals.

10. List any government approvals or permits that will be needed for your proposal, if known.

Commercial/Multifamily Building Permit

Demolition Permits

✓ JWM
Mechanical Permit

Electrical Permit

Plumbing Permit

Fire Alarm Permit

Fire Sprinkler Permit

Right of Way Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The design includes approximately 149,515 square feet of multi-family residential (2 units) 77,000 square feet of partial underground structured parking (212 stalls), and 3,800 square feet of leasing and lobby area fronting Midvale.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Property address is 18110 Midvale Ave N, Shoreline WA 98133

(TAX PARCEL NO: 727610-0173) ORDER NO. 5207158781

THE SOUTH 85 FEET OF THE EAST 178 FEET OF LOT 2, BLOCK 3, RICHMOND ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 24 OF PLATS, PAGE 25, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 70 FEET OF THE EAST 103 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE EAST 178 FEET OF THAT PORTION OF SAID LOT 2 LYING NORTHERLY OF THE SOUTH 85 FEET.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

(TAX PARCEL NO: 727610-0182) ORDER NO. 5207159088

THE WEST 71 FEET OF LOT(S) 4, BLOCK 3, RICHMOND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE(S) 25, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED ONE-THIRD INTEREST IN THE SOUTH 20 FEET OF THE EAST 179 OF SAID LOT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(TAX PARCEL NO: 727610-0230) ORDER NO. 5207159133

LOT 10, BLOCK 3, RICHMOND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 10 CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 6566851.

EXCEPT THE WEST 146 FEET OF THE NORTH 18 FEET OF LOT 10, BLOCK 3, SAID PLAT OF RICHMOND ACRES.

LESS THE WEST 15.00 FEET THEREOF.

(ALSO KNOWN AS PARCEL B, CITY OF SHORELINE BOUNDARY LINE ADJUSTMENT NO. 2003-02, RECORDED JULY 11, 2003 UNDER RECORDING NO. 20030711900001, RECORDS OF KING COUNTY)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(TAX PARCEL NO: 727610-0170) ORDER NO. 5207157999

LOT 2, BLOCK 3, RICHMOND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 85 FEET OF THE EAST 178 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 25 FEET OF THE SOUTH 85 FEET OF THE EAST 178 FEET OF LOT 2, BLOCK 3, RICHMOND ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 18 FEET OF THE EAST 153 FEET THEREOF.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

(TAX PARCEL NO: 727610-0177) ORDER NO. 5207158607

LOT 3 OF KING COUNTY SHORT PLAT NO. 1281063, RECORDED UNDER RECORDING NO. 8310270859,

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT X, AS DISCLOSED IN SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

(TAX PARCEL NO: 727610-0176) ORDER NO. 5207158901

LOT 2 OF KING COUNTY SHORT PLAT NO. 1281063, RECORDED UNDER RECORDING NO. 8310270859, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED INTEREST IN TRACT "X" OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

(TAX PARCEL NO: 727610-0162) ORDER NO. 5207152112

THE WEST 50 FEET OF LOT 1, BLOCK 3, RICHMOND ACREAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 24 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

Most of the site is relatively flat. There is an approximately 5% slope from Midvale Ave N heading East to the center of the site.

b. What is the steepest slope on the site (approximate percent slope)?

5 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silty sand with some gravel.

Vashon glacial till (Qvt)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No there are no surface indications or known history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 7,700 cubic yards of cut and 1,300 cubic yards of fill are required for development of the site. The majority of the cut will be located within the building footprint to accommodate the lower building floor. Fill will be required at the western and northeastern portions of the project for vehicular and pedestrian access. It is anticipated that on-site cut soils will be able to be utilized as fill material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The potential for erosion is very low based on soil type and relatively flat site conditions.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 78% of the site will be covered with impervious surfaces after the project construction is complete.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary Erosion Control BMP's will be implemented during construction in accordance with City of Shoreline requirements to minimize on-site erosion & sedimentation transport off-site. After construction, the site will be permanently stabilized using landscaping, pavements, stormwater runoff conveyance and infiltration facilities.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

✓cwm Construction emissions from construction related equipment. No permanent emissions are anticipated from the finished product.

✓cwm b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. There are no known off-site sources of emission or odor that may affect the proposal.

✓cwm c. Proposed measures to reduce or control emissions or other impacts to air, if any: We are not proposing any measures to reduce or control emissions to air since there are no known off-site sources of emission or odor and the subject properties proposed use will not produce offensive emissions or odors.

3. Water

a. Surface Water:

✓cwm 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No surface water body in the immediate vicinity of the site.

✓cwm 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No surface water body in the immediate vicinity of the site.

✓cwm 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Does not apply, no surface water body in the immediate vicinity of the site

✓cwm 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Does not apply, no surface water body in the immediate vicinity of the site

✓cwm 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No, per City of Shoreline GIS interactive map.

✓cwm 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No discharge of waste material to surface water is anticipated.

b. Ground Water:

✓cwm 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No. Ground water will not be withdrawn from a well for drinking or other purposes.

✓cwm 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No groundwater discharges are anticipated aside from stormwater infiltrating into the soil through permeable site areas.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

Runoff from the building roof surface will be collected in roof drains located in the center of the roof and tight-lined to a stormwater detention system. Runoff from site paved surfaces will be collected in trench drains or catch basins, piped through the building footprint, and into the detention system. Stormwater will then be detained, with the release rates attenuated by a flow control structure, and pumped to the downstream conveyance system, which ultimately discharges to Puget Sound.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is highly unlikely that waste materials will enter ground or surface waters in the vicinity of the project.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Construction of the building and associated vehicular accesses will impact existing drainage patterns.

Proposed site grades will match existing topography to the extent feasible.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Although construction of the building will modify on-site drainage patterns, the natural discharge point of the site will be maintained, and runoff from upstream of the site will be collected and conveyed to the downstream discharge point.

4. Plants

a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The project site will be clear cut of existing vegetation.

c. List threatened and endangered species known to be on or near the site.

Not known to have threatened or endangered species on project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A combination of native and adopted species will be used to revegetate at grade locations and on structure.

e. List all noxious weeds and invasive species known to be on or near the site.

English Ivy, Himalayan Blackberry, & Scotch Broom

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other: Squirrels

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

The project is providing significant at grade areas for exterior activities. These areas will provide trees and open space that will aid in preserving what wildlife is currently onsite; ie. Squirrels and birds.

e. List any invasive animal species known to be on or near the site.

None know.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Solar and electric energy will be used on site to provide heating, lighting, etc. for the residential and amenity components of the site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

In the short term the project does have the potential to impact the use of solar energy by adjacent properties to the North of the subject parcel. However as additional surrounding properties are re-developed to conform to the higher maximum height limit allowed by current zoning the affect will be significantly reduced.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will adhere to the WSEC, provide solar power at the roof level, utilize centralized hot water in lieu of individual hot water tanks, and provide LED lighting throughout the project design.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No, there are no known environmental health hazards that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

We are not aware of any known fuel underground storage tanks or associated distribution lines located within the planned development area.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Construction equipment will be periodically fueled on the property during construction activities. Any other compounds, such as concrete form release compound, will be used sparingly and will be used and stored in accordance with project best management practices.

4) Describe special emergency services that might be required.

The project work will be completed in accordance with the general contractor's health and safety plan.

In the case of medical emergency, 911 will be called.

In the case of any accidental release of hazardous compounds to the environment, immediate action will be taken to clean up the spilled material and protect any storm drains.

5) Proposed measures to reduce or control environmental health hazards, if any:

There are no known environmental health hazards where excavation and construction will take place on the site.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Light to moderate traffic noise from Highway 99.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The site will generate no additional noise based on the additional traffic planned to the building. Mechanical noise associated with exterior equipment will be limited to levels established as acceptable to Shoreline and by Washington Administrative Code.

3) Proposed measures to reduce or control noise impacts, if any:

Rooftop mechanical equipment will be provided with barriers where needed to achieve full code compliance.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is (6) single family residence and a commercial office building.

Adjacent uses to the project site are a Chase Bank, existing apartment buildings on the NW and SW parcels off of the Midvale side of the subject property and to the east side of the subject property are townhomes and existing single-family residences.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

In recent past the subject properties have not been used for agricultural or forest land uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, highly unlikely.

c. Describe any structures on the site.

✓ JWM There are (6) single-family houses and a single-story commercial office building located on the site.

d. Will any structures be demolished? If so, what?

✓ JWM Yes, 6 existing single-family houses and 1 commercial building will be demolished.

e. What is the current zoning classification of the site?

✓ JWM The current zoning is Town Center District - 4 (TC-4). Partially TC-3, TC-4

f. What is the current comprehensive plan designation of the site?

✓ JWM Aurora corridor between N 170th Street and N 188th Street and between Stone Avenue N and Linden Avenue N are designated as a Town Center District.

Comp Plan Designation is Town Center (TC)

g. If applicable, what is the current shoreline master program designation of the site?

✓ JWM The subject parcel is not located near a shoreline. Outside of SMP area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

✓ JWM No part of the site has been classified as a critical area by the city or county to the knowledge of the project team.

i. Approximately how many people would reside or work in the completed project?

✓ JWM Up to 300 people could potentially reside within the apartment project.

j. Approximately how many people would the completed project displace?

✓ JWM Approximately 15-20 people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

✓ JWM Many of the existing single-family residences were previously vacated.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

✓ JWM The building is designed to meet the applicable standard of the City of Shoreline Design Guidelines.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

✓ JWM The subject property is not adjacent to or in the near vicinity of any agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

✓ JWM The project will have 210 middle-income units. Market-Rate

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

✓ JWM The subject property will eliminate 6 middle-income single-family residences.

c. Proposed measures to reduce or control housing impacts, if any:

✓ JWM The project is significantly increasing the housing density over the subject parcels.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Jawm Height: 70 feet height limit up to 80 feet for elevator and stair.
The principal exterior building materials are concrete, fiber cement board, metal panel, and engineered wood.

b. What views in the immediate vicinity would be altered or obstructed?

Jawm The adjacent properties on the south will no longer have a view of the shopping center/ Aurora Ave. The building will be the tallest structure in the vicinity.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Jawm The proposed building enhances the character of Aurora by providing a quality design which features prominently along Midvale and the interurban trail. The overall heights and massing of the project conforms to the city zone requirement and allows for a large residential amenity courtyard space along the East side of the property. The design uses significant setback and vertical modulations to reduce the overall massing and creating a unique residential community building. Additionally, the project employs materials and landscape palettes which are analogous to the surrounding development, while providing a unique identity as encouraged in the City's Design Guidelines.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Jawm The building will produce light and possible glare in the evening when lights are on in the units. All exterior lighting to be downlit and shielded per Code.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Jawm Not Likely.

c. What existing off-site sources of light or glare may affect your proposal?

Jawm The project is located adjacent to Aurora Ave to the West and a shopping center to the North. There is potential for light trespass from heavy traffic areas such as this.

d. Proposed measures to reduce or control light and glare impacts, if any:

Jawm All residential units will be equipped with tenant-controlled shades.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Jawm In the nearby vicinity there is the Interurban Trail, Orange Theory Fitness and the future Shoreline Aquatic Center for recreational opportunities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Jawm No, the project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Jawm Building design includes on-site gym, dog park and Bike Amenities for recreational opportunities for residents.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Jawm No there are no buildings or structures over 45 years old listed in or eligible for listing in national, state, or local preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no landmark, features, or other evidence of Indian or historic use or occupation on the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

There are no landmark, features, or other evidence of Indian or historic use or occupation on the site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no landmark, features, or other evidence of Indian or historic use or occupation on the site.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Primary access to the site is along Midvale Avenue N. and secondary access to the site is located on 183rd Street.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are not bus routes along Midvale Avenue, however the nearest transit stop for E-Line and Bus 301 is located on Aurora Avenue approximately one block south and one block north of the site. Additionally, approximately 5 blocks north along 185th Street and Aurora Avenue Bus 348 and Bus 373 are the nearest transit stops. **Future light rail station at 185th + Interstate 5**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would include 212 parking stalls and 105 bike Parking stalls. The project is eliminating a total of 12 parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will include improvements to roadway frontages along Midvale Ave N, N 183rd St., and Stone Ave. N. Improvements for Midvale and 183rd frontages will include curb and gutter, landscape strips, and sidewalk, while Midvale Ave. N will also include a new parking lane and half-street paving. Improvements along Stone will consist of roadway widening to accommodate future adjacent frontage improvements.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No the project does not currently occur within the vicinity of water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The 18110 Midvale Avenue N development will generate approximately 382 average daily trips, 26 AM peak-hour (7-9 AM) trips and 20 PM peak-hour (4-6 PM) trips. As this is a residential development it's anticipated

only a couple trips a day would be non-passenger vehicle trips for deliveries, garbage trucks, or tenants moving in or out. The trip generation calculations are included in the attachments. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017) was used to make the estimates.

Jawn g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the subject parcel is not adjacent to agricultural or forest land.

h. Proposed measures to reduce or control transportation impacts, if any:

Jawn The 2019 City of Shoreline traffic mitigation fee is \$7,396.69 per PM peak-hour trip. The 18110 Midvale Ave N development is anticipated to generate 20 new PM peak-hour trips after credit for the existing uses on the site. The total traffic mitigation fees, based on the current fee schedule, is \$147,933.80. These fees will go to projects to help improve roadway capacity within the City. No dedicated off-site improvements are proposed.

Required frontage improvements along Midvale, Stone, 183rd frontages.

15. Public services

Jawn a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The project should not greatly increase the need for services. Approximately 300 new residents will join the neighborhood.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Jawn The Development is anticipated to generate 382 new daily trips with 26 new AM peak-hour trip. All the study intersections are anticipated to operate at acceptable LOS C or better. The building will have to access points, one onto Midvale Ave N and one on N 183rd Street that will have adequate sight distance. The total traffic mitigation fee is \$147,933.80, based on the current fee schedule.

Fire, Park Impact fees.

16. Utilities

Jawn a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, water, refuse service, telephone, and sanitary sewer are available.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Jawn Electricity Service – Seattle City Light

Natural Gas Service – PSE

Water Service – Seattle Public Utilities

Wastewater (sewer) service – Ronald Wastewater District

Garbage/Recycling – Recology CleanScapes

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Chris Davidson, AIA

Name of signee Chris Davidson, AIA

Position and Agency/Organization Architect/ Director

Date Submitted: 10/4/19

